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Mortgage Record, No. 847 Madison County, Iowa

MATT PARROTT & SONS CO., WATERLOO, IOWA B86562 (1)

MORTGAGE

Lizzie Spragg
TO
W.T.Guier

Filed for record the 9th day of August
A. D. 19 35, at 4:04 o'clock P. M.
#2837 Valda C. Bishop, Recorder.
By _____, Deputy.
Recording fee, \$ 1.00



THIS MORTGAGE, Made the 9th day of August 19 35, by and between
Lizzie Spragg, Widow
of Madison County, and State of Iowa, hereinafter called the mortgagors, and
W.T.Guier of Madison County, Iowa,
hereinafter called the mortgagee. WITNESSETH: That the mortgagors, in consideration of the sum of
Two Thousand One Hundred Seventy-five (\$ 2,175.00) DOLLARS,
and such further sums as mortgagee may advance mortgagor to be evidenced by note,
paid by the mortgage, do hereby convey to the mortgage, his heirs and assigns, forever, the following tracts of land in the
County of Madison, State of Iowa, to-wit:

West Thirty-two (32) acres of Southwest Quarter (1/4) of Northwest Quarter (1/4)
of Section Twelve (12), and Southeast Quarter (1/4) of Northeast Quarter (1/4) of
Section Eleven (11), and South One (1) acres of the East Half (1/2) of Southeast
Quarter (1) of Section Eleven (11), and a right of way described as follows:
Commencing at the Southwest corner of Section 12, running thence W. 32 feet, thence in
a Southeasterly direction to a point 32 feet South of the place of beginning,
thence North 32 feet, to the place of beginning; All in Township Seventy-six
(76) North of Range Twenty-seven (27) West of the 5th P.M.

The notes due W.T.Guier, secured by this mortgage, and all advancements
hereafter made by said W.T.Guier and evidenced by note of said Lizzie
Spragg, shall have priority to the other debts secured by this mortgage.

For Release of amended Mortgage see
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containing in all _____ acres, with all appurtenances thereto belonging, and the mortgagors warrant the title against all
persons whomsoever.

All rights of homestead and contingent interests known as dower, or however else, are hereby conveyed. To be void upon the following
conditions:

First. That the mortgagors shall pay to the mortgagee or his heirs, executors, or assigns, the sum of
Two Thousand One Hundred Seventy-five (\$ 2175.00) Dollars, on the _____ day
and such further sums as mortgagee may advance mortgagor to be evidenced by note of said
mortgagee. Two Thousand Dollars of the above indebtedness is secured by mortgage given
by Lizzie Spragg to Katie Hartley, and recorded on Page 566 of Rec. 72, Records of Madison
County, Iowa,
with interest according to the tenor and effect of the all _____ promissory note s _____
attached; of the said Lizzie Spragg, above mentioned
bearing even date with this mortgage principal and interest payable at the office of W.T.Guier, at Winterset, Iowa.

Second. That the mortgagors shall keep the buildings on said real estate insured in some responsible company or companies, satisfactory to mortgagee, for the
use and security of the mortgagee, in a sum not less than their insurable value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagors shall pay, when due, and before delinquent, all taxes which are, or become, a lien on said premises; if mortgagors fail either to so pay such
taxes, or promptly to effect such insurance, then the mortgagee may do so; and should the mortgagee become involved in litigation, either in maintaining the security
created by this mortgage, or its priority, then this mortgage shall secure to the mortgagee the payment and recovery of all money, costs, expenses, or advancements
incurred or made necessary thereby, as also for taxes or insurance paid hereunder; and all such amounts shall constitute a part of the debt hereby secured, to the same
extent, as if such amounts were a part of the original debt secured hereby, and with eight per cent per annum interest thereon, from the date of such payments.

A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in part, including the payment of interest when due shall, at
the mortgagee's option, cause the whole sums hereby secured to become due and collectible forthwith without notice or demand.

And the mortgagors hereby pledge the rents, issues, and profits of said real property for the payment of said principal sum, interest, attorney's fees, and costs, and
authorize, agree, and consent that in case of any default as above mentioned, and the filing of a bill or petition for the foreclosure of this mortgage, the court in which
said suit shall be instituted, or any judge thereof, shall, at the commencement of said action or at any stage during the pendency or progress of said cause, on applica-
tion of the plaintiff, without any notice whatever, appoint a receiver to take possession of said property, and collect and receive said rents and profits and apply the
same to the payment of said debt under the order of the court; and this stipulation for the appointment of a receiver shall apply and be in force whether or not said
property or any part thereof is used as a homestead, and without proof of any other grounds for the appointment of a receiver than the default aforesaid.

This stipulation is hereby made binding on said mortgagors, their heirs, administrators, executors, grantees, lessees, tenants, and assigns, and in case of the rent-
ing or leasing of said premises, while this mortgage remains unsatisfied, all rent shall be paid by the tenant or lessee to the mortgagee herein, or assigns, to apply on
said debt as aforesaid, and no payment made to any one other than said mortgagee, or his assigns, shall constitute payment or discharge of said rental.

And in the event a suit is lawfully commenced to foreclose this mortgage, mortgagee's reasonable attorney's fees are to be considered as a part of the costs of the
suit and collected in the same manner.

In Witness Whereof, Signed by the mortgagors, the day and year first herein written.

Lizzie Spragg

STATE OF IOWA, MADISON COUNTY, SS.

On the 9th day of August A. D. 19 35, before the undersigned, a Notary Public in and for said
County of Madison and State of Iowa,
Lizzie Spragg widow

to me personally known to be the identical person whose name is subscribed to the foregoing
mortgage as maker thereof, and acknowledged the execution of the same to be her voluntary act and
deed.

official

Witness my hand and seal, the day and year last above written.

N.E.Hollen

Notary Public in and for Madison County, Iowa.

